



# City of Loma Linda Official Report

Karen Gaio Hansberger, Mayor  
Floyd Petersen, Mayor pro tempore  
Robert Christman, Councilmember  
Stan Brauer, Councilmember  
Robert Ziprick, Councilmember

COUNCIL AGENDA: April 12, 2005

TO: City Council and Planning Commission

VIA: Dennis R. Halloway, City Manager

FROM: Deborah Woldruff, AICP, Community Development Director

SUBJECT: GENERAL PLAN UPDATE PROJECT – The project is a comprehensive update to the City's General Plan document (text and maps) that will set policy and guide the City's development over the next twenty years. Areas directly affected by the update project include all properties located within the City's corporate limits, and properties within the City's Sphere of Influence in the County unincorporated areas generally east and south of the City limits to the Redlands City limits and Riverside County Line.

## **RECOMMENDATION**

The recommendation is that the City Council take the actions, as follows:

1. Review and approve the General Plan Update Project City Council Schedule for Public Hearings (Revised April 7, 2005) (Attachment 1); and,
2. Review and approve in concept the Conservation and Open Space Element (9.0)

Staff also recommends that public testimony be limited to the topic at hand and that no testimony be taken on issues that have not yet been heard by the City Council.

A copy of the Draft General Plan (October 2004) was previously distributed to the City Council.

## **BACKGROUND**

On March 8, 2005, the City Council reviewed the Community Design Element (3.0) and General Plan Implementation Programs (11.0). The Conservation and Open Space Element (9.0) and a related item regarding the Trails Development Committee's recommendations and proposal for trails, trailheads, and open space in the South Hills Area were both continued to the April 12, 2005 meeting.

For the April 12, 2005 meeting, staff recommends that the City Council review and approve in concept the Conservation and Open Space Element (9.0) in conjunction with the Trails

Development Committees' recommendations for trails and open space in the South Hills Area (refer to Agenda Item No. F.4.). The changes to the General Plan Update Project City Council Schedule for Public Hearings are reflected in the latest version that was revised by staff on April 7, 2005.

Further information on the General Plan Update Project (i.e., background information, analysis, environmental, fiscal impacts) is available in the October 12, 2004, November 16, 2004, December 7, 2004, December 14, 2004, January 11, 2005, February 1, 2005, February 8, 2005, February 22, 2005, and March 8, 2005 City Council Staff Reports (previously distributed).

## **ANALYSIS**

Conservation and Open Space Element. State Law requires that each General Plan contain a Conservation Element and an Open Space Element, which are combined in the Draft General Plan (October 2004). The focus of the element is on preservation and careful use of natural resources in the City. The element must include the conservation, development and utilization of natural resources including water, harbors, fisheries, wildlife, minerals, and other natural resources. The intent of the element is to define and determine how finite resources are preserved and managed to assure their long-term viability.

Many of the most valuable resources in Loma Linda may be found in the South Hills Area (i.e., large expanse of contiguous open space and trails, geological formations, and biological and wildlife resources). Successful conservation of these resources is largely dependent upon the land uses that will be allowed in the South Hills Area by the Draft Land Use Element. Where and how lands are placed in open space is key to successful conservation. For the reasons stated, staff and the General Plan Consultant feel that the Council's review of the Draft Conservation and Open Space Element should occur in conjunction with the review of the Trails Development Committee's recommendations on trails and open space. Finally, the review of these documents should be completed prior to the review of the Land Use Element, specifically the Hillside Designation, so that the community's need for trails and open space can be balanced with the rights of property owners to develop their lands in the hillside areas.

## **ENVIRONMENTAL**

The General Plan Update Project is subject to the California Environmental Quality Act (CEQA) and a Draft Environmental Impact Report (DEIR) has been prepared to evaluate the potential impacts of the project. The DEIR and Draft Responses to Comments that were received during the 45-day mandatory public review period will be reviewed by the City Council sometime in April or May 2005.

The project is also subject to the Regional Congestion Management Plan (CMP) and Traffic Impact Analysis (TIA) has been prepared to address the CMP requirements. The CMP TIA will be scheduled for the City Council's review in late May 2005.

### **FINANCIAL IMPACT**

Other than the costs associated with the preparation of the Draft General Plan and related environmental documents, the financial impacts of the General Plan Update are not known at this time.

### **ATTACHMENTS**

1. General Plan Update Project City Council Schedule for Public Hearings (Revised April 7, 2005)
2. City Council Staff Reports (Previously Distributed - October 12, 2004, November 16, 2004, December 7, 2004, December 14, 2004, January 11, 2005, February 1, 2005, February 8, 2005, February 22, 2005, and March 8, 2005)

*I:\General Plan Update\Staff Reports\CC 04-12-05sr.doc*

## General Plan Update Project City Council Schedule for Public Hearings (Revised April 7, 2005)

To date, the City Council has reviewed and approved in concept the Introduction to General Plan Elements (1.0); Economic Development Element (4.0); Housing Element (5.0); Noise Element (7.0); Public Services and Facilities Element (8.0); and, Public Health And Safety Element (10.0). The following schedule lists the remaining elements and related environmental documents and public hearing dates for the City Council's review:

March 8, 2005	Community Design Element (3.0) General Plan Implementation Programs (11.0)
April 6, 2005	* <b>See Note</b>
April 12, 2005	Conservation And Open Space Element (9.0)
April 26, 2005	Land Use Element (2.0)
May 10, 2005	Transportation And Circulation Element (6.0) CMP Traffic Impact Analysis (TIA)
May 24, 2005	Draft Final Program Environmental Impact Report (FEIR) (with Response To Comments) Certify Program FEIR, Adopt General Plan, Approve TIA

- \* **Note** – On April 6, 2005, the Planning Commission reviewed the Draft Hillside Designation (Land Use Element 2.0, Section 2.2.3) and forwarded it to the City Council for the April 26, 2005 agenda.